

RESOLUTION NO. CZAB14-8-03

WHEREAS, **AVOCADO ACRE HOMES DEVELOPMENT CORP.** applied for the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼ less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼ less the east 200' of the west 477.3' of the north ½ of the NW ¼ of the NW ¼ of the SW ¼ less the SW ¼ of the SW ¼ of the NW ¼ of the SW ¼ and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied,

WHEREAS, a motion to deny the application was offered by Samuel L. Ballinger, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	aye	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell	aye
----------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 25th day of February, 2003.

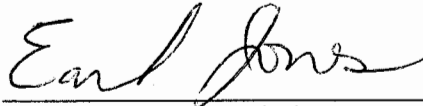
Hearing No. 03-2-CZ14-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-8-03 adopted by said Community Zoning Appeals Board at its meeting held on the 25th day of February, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of March, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL

